



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1112B REGENT Crescent, Calgary T2E 5J7**

MLS®#: **A2182398**      Area: **Renfrew**      Listing Date: **12/05/24**      List Price: **\$999,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,759 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot,See Remarks**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,825**  
 Low Sqft:  
 Ttl Sqft: **1,825**

DOM

**16**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **See Remarks,Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,See Remarks,Washer**  
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Tray Ceiling(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 13`2"	Kitchen	Main	14`10" x 17`11"
Dining Room	Main	12`11" x 10`11"	2pc Bathroom	Main	5`8" x 5`0"
Bedroom - Primary	Upper	12`3" x 18`9"	Bedroom	Upper	9`6" x 12`6"
Bedroom	Upper	9`1" x 12`6"	5pc Ensuite bath	Upper	8`0" x 14`9"
4pc Bathroom	Upper	7`11" x 5`0"	Bonus Room	Upper	15`1" x 12`7"
Bedroom	Basement	12`1" x 10`0"	Bedroom	Basement	9`3" x 11`5"
Kitchen	Basement	9`1" x 7`5"	Living/Dining Room Combination	Basement	15`1" x 18`5"

**3pc Bathroom**

**Basement**

**5`11" x 9`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**2411412**

Remarks

Pub Rmks: **IMMEDIATE POSSESSION AVAILABLE | 5 BEDROOMS | 3.5 BATHROOMS| BONUS ROOM ON UPPER LEVEL | LEGALIZED BASEMENT SUITE | Welcome to Renfrew with this brand new infill with a legalized basement suite with a separate entrance. This home features luxury finishes throughout with 5 bedrooms and 3-1/2 bathrooms, with approximately 2634sq/ft of developed space. The open concept main floor features 10ft ceilings with an open dining room and oversized windows throughout. The custom kitchen features a large island, with quartz countertops and comes with stainless steel kitchen-aid appliances which includes: a refrigerator, gas cooktop, built-in oven, dishwasher, microwave, and hood fan. The living room area features a gas fireplace with built in cabinets and large window overlooking the outdoor patio. The upper floor has 9ft ceilings, large primary bedroom with tray ceilings and attached 5 piece en-suite with undermount sinks, quartz counter tops, tile flooring, stand alone soaker tub, and large walk-in closet with built-in cabinets. The upper floor has 2 more additional bedrooms with large closets and a 4 piece bathroom, with a large bonus room for extra living space and the laundry room conveniently located on the top floor. The basement has 9 feet ceilings which has a 2 bedroom legal suite with its own kitchen, living room, bathroom and laundry. Enjoy your double car garage with extra space for storage and parking. This home is conveniently located with partial downtown views and is only a 7 minute drive to downtown, easy access to 16th avenue, Edmonton Trail, and Deerfoot Trail and walking distance to schools, parks and shopping centers. Call your favorite agent today!**

Inclusions:  
Property Listed By: **NA  
Grand Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









